Proposed Conditions for Application of &pizza for
Special Exception and Variance Relief

Case No. 18770

1.   The hours of operation will be as follows: Sunday through Wednesday 10 am -11pm, Thursday 10am-12 am, Friday and Saturday 10am-2am. The applicant reserves the right to reduce the hours of operation.

2.   Trash will be picked up 6 days per week. Recycling will be picked up five days per week. Pick up will be no earlier than 7 am. In addition, trash will be handled in accordance with the trash protocol attached as Exhibit A.

3.   The applicant will use ventless oven systems (as depicted in plans submitted as Exhibit B) and install a ventless hood system over each oven, as depicted in Exhibit B. Minimal general exhaust (fanless) and standard bathroom exhaust will vent through the front façade on 8th Street.

4.   There shall be no outdoor seating at the rear or on the roof of the property and employees will not take breaks in the back courtyard or walkway.

5.   Existing HVAC unit for 405 8th Street will be replaced with new models to be placed on the roof and soundproofed using ArtUSA to the standard employed by ArtUSA for the sound proofing at 413 8th Street. ArtUSA will also sound proof the condenser/AC unit on top of the trash enclosure. There will be no additional mechanicals or vents on the roof or in the rear of the property.

6.   The plans for the trash enclosure at the rear of the property attached as Exhibit C will incorporate the recommendations contained in the report of the rodentologist dated May 22, 2014 and attached as Exhibit D, except numbers 12, 15, and 16, which are not applicable given the site. The trash enclosure will also include the trash compactor and cardboard baler and the trash room odor control unit described in Exhibit E.

7.   The special exception approval for use of the Property for fast food purposes will expire after 10 years.

8.   The applicant will use frequently the dedicated powerwash system installed in connection with the project to maintain the appearance of the storefront.